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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE LBC

Strawberry Hill Trust
C/o Peter Inskip
19-23 White Lion Street
London
N1 9PD

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/PAP/06/1626/LBC/LBC

Letter Printed: 13 December
2006

FOR DECISION DATED
13.12.2006

Dear Sir/Madam

Applicant: Strawberry Hill Trust

Agent: Peter Inskip

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **12 May 2006** and illustrated by plans for Listed Building Consent for works at:

Strawberry Hill House (Walpole Villa), Waldegrave Road, Twickenham, Middlesex, TW1 4SX,

for

Restoration of historic building (Walpoles Villa); internal and external alterations to facilitate opening to public of Walpole Villa, alterations to convert part of building to holiday flat, other extensions including new ticket office extension. Provision of new visitors car park and access thereto. New railings, landscaping and planting in front of Walpole's Villa involving closure of 2 No. vehicular accesses and reinstatement of existing gates. Widening of access (nr Waldegrave Park junction) to college staff car parking.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders and regulations made thereunder that consent is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully


Robert Angus
Development Control Manager

APPLICANT NAME Strawberry Hill Trust 96 Clifden Court Road Twickenham Middlesex TW1 4LR	AGENT NAME Peter Inskip 19-23 White Lion Street London N1 9PD
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SITE:

Strawberry Hill House (Walpole Villa), Waldegrave Road, Twickenham, Middlesex.

PROPOSAL:

Restoration of historic building (Walpoles Villa); internal and external alterations to facilitate opening to public of Walpole Villa, alterations to convert part of building to holiday flat, other extensions including new ticket office extension. Provision of new visitors car park and access thereto. New railings, landscaping and planting in front of Walpole's Villa involving closure of 2 No. vehicular accesses and reinstatement of existing gates. Widening of access (nr Waldegrave Park junction) to college staff car parking.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT04 Commencement of works- LBC	U12332NS01 Details required
BD06 Materials app-Specific matters ~	U12342DV03A - Railings as shown on drawing
LB06 Protection of internal feature ~	

INFORMATIVES:

IB04 Listed buildings-Unauthorised works	IL20 Summary Reasons for Granting LBC~
IE05A Noise control - Building sites	IM11 Use of hardwoods
IH06C Damage to public highway	U20738NI01 - Sustainable Drainage Systems
IL10A Building regulations required	U20739NI02 - Waldegrave fountain
U20735IL11 - Drawing numbers approved - LBC	
U20737IL16CB - Relevant policies/proposals - C	

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1626/LBC

DETAILED CONDITIONS

AT04 Commencement of works- LBC

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent. REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BD06 Materials app-Specific matters ~

The external surfaces of shall not be constructed other than in materials, details/samples of which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

LB06 Protection of internal feature ~

Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval, in writing, of the Local Planning Authority. Particular regard should be given to the following items: REASON: To protect the integrity of the building.

U12332NS01 Details required

Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before commencement of work of site: 1. Proposals for the Waldegrave fountain on the lawn to the east of the Waldegrave Wing. Details to include proposed retention and repair in situ or its relocation and repair to an agreed location within the grounds of Strawberry Hill House. 2. The treatment and finish to the floor of the entrance hall G/1/9. The tiles shall remain in situ unless details are provided to demonstrate that the tiles can be lifted for reuse without damage and the original Walpole period floor survives beneath and can be revealed and reused. Reason: To protect the integrity of the listed building and grounds.

U12342DV03A - Railings as shown on drawing

None of the buildings hereby approved shall be occupied until the means of enclosure indicated on Drawing No: SHT GA 250 has been erected in accordance with such details. REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

DETAILED INFORMATIVES

IB04 Listed buildings-Unauthorised works

The applicant is advised that it is a criminal offence to execute or cause to be executed any works for the demolition of a Listed Building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless Listed Building Consent has been granted for those works. Conviction of such an offence may be punishable by imprisonment for up to two years.

IE05A Noise control - Building sites

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

IH06C Damage to public highway

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and/or construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage. You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1626/LBC

commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works. If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411) to arrange a joint inspection of the footway before work commences.

IL10A Building regulations required

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

U20735IL11 - Drawing numbers approved - LBC

If you alter your proposals in any way, including to comply with the Building Regulations, a further Listed Building Consent application may be required. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works. If you wish to deviate in any way from the proposal shown on the above drawings you should contact Development Control, Environment Directorate, Civic Centre 44 York Street, Twickenham, TW1 3BZ. For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- SHT GA 100, SHT GA 250, SHT-GA 001, 10, 12, 14, 15, 16, 17, 18, 19, 24, 25, 26, 27, 28, 29, 30 and 31, 112 (MP) 001, 112 (SK) 001 Rev.D and Supporting Information Vol.1: Text, Vol 2: Illustrations, Tree Survey, Development Plan, Analysis of Fabric Vol.1 Ground Floor, Vol 2A First Floor, Vol 2B First Floor, Vol 3 Second and Upper Floor received on 12 March 2006 and 112 (SK) Rev.E received on 28 September 2006.

U20737IL16CB - Relevant policies/proposals - C

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policy BLT 3

IL20 Summary Reasons for Granting LBC~

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding listed building consent. This proposal is considered to greatly enhance the character and condition of the Listed Building, which is currently on the Buildings at Risk Register. **** **

IM11 Use of hardwoods

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

U20738NI01 - Sustainable Drainage Systems

As there is an increase in hardstanding area through the creation of the visitors car park, the applicant is advised to consider the use of Sustainable Drainage Systems (SuDS) to control run off to the equivalent greenfield run off rate or less than 1% probability rainfall event as recommended in PPG25.

U20739NI02 - Waldegrave fountain

The applicant is advised that the Waldegrave fountain as shown on Drawing No.112(SK)001 Rev.D should be retained and dealt with as per condition NS01.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1626/LBC
